

## MEMORANDUM

January 24, 2012

To: City Council Finance Committee

From: Lauren Bradley, Finance & Management Services Director

Subject: Proposed FY 12-13 Fees & Charges

**Background:** The major types of revenue available to North Carolina counties and municipalities are local taxes (including property taxes); local fees, charges and assessments; and intergovernmental and miscellaneous revenue. Local governments have increasingly looked for appropriate opportunities to implement local fees and charges because they generally have the advantage of aligning service provision directly with payment; therefore, the person or entity receiving the benefit of a service pays for the service.

In Asheville, these fees make up about 10% of the City's General Fund revenue and 36% of city-wide revenue. These fees generally fall into three major categories: general user fees and charges; regulatory fees, and; public enterprise fees and charges.

- **General User Fees & Charges:** User fees are available feasible for any service that directly benefits individual users and generally are placed in the General Fund to support any general fund activity or program. User fees typically only cover a portion of the cost of the services for which they are assessed. Charges for parks and recreation services would fall into this category.
- **Regulatory Fees:** Regulatory fees cover costs associated with certain regulatory activities such as issuing building permits, performing inspections, reviewing development plans, and enforcing local ordinances. Case law requires regulatory fees to be reasonable and prohibits them from exceeding the average costs of funding the regulatory service.
- **Public Enterprise Fees & Charges:** A public enterprise is an activity of a commercial nature that could be provided by the private sector (water, sewer, electric service, solid waste collection and disposal, stormwater, airports, off-street parking, public transportation, etc.). Many public enterprises are self-supporting, meaning revenue generated from fees and charges is sufficient to cover the cost of providing the service.

**Policy Framework:** The City of Asheville's Financial Policy includes a section on revenues with an emphasis on fees and charges, excerpted below:

### **D. Revenue Policy**

1. Revenue estimates shall be set at realistic and attainable levels and shall be monitored periodically.

1. The City will conduct an annual review of specific programs and services which have been identified as potential opportunities for user fees and for which user fees are charged. Where appropriate, user fees will be set at a level sufficient to recover the full costs of the program or service.
2. Regulatory fees shall be set at a level that strives to recover full costs (direct and indirect costs, such as depreciation or usage costs associated with capital assets) of providing the service, unless statutory restrictions limit the fee amount.
3. Non-regulatory fees are charged for a wide variety of services with the primary purpose for non-regulatory fees being to: 1) influence the use of the service and 2) increase equity.
4. Non-regulatory user fees shall be set at a level that is competitive in the marketplace and strives to recover full costs (direct and indirect costs, such as depreciation or usage costs associated with capital assets) except when:
  - free or subsidized service provides a significant public benefit;
  - the City has determined that it should influence personal choice to achieve community-wide public benefits;
  - full cost recovery would result in reduced use of the service or limit access to intended users thereby not achieving community-wide public benefits;
  - the cost of collecting the user fees would be excessively high;
  - ensuring the users pay the fees would require extreme measures.

**FY 12-13 Fee and Charges Recommendations:** Staff recommendations for adjustments to fees and charges for FY 12-13 consist of relatively minor increases to regulatory fees that either have not been adjusted in three or more years or have never been assessed for a specific service.

In the Public Enterprise category, staff is setting fees for the new Lexington Avenue Parking Garage that will be open in the coming fiscal year. At this point, based on favorable financial performance in the Water Fund last year, staff has not concluded that a water rate increase will be necessary for FY 12-13.

A full summary and analysis of the proposed fees and charges is attached. Staff is seeking Finance Committee feedback on the FY 13 fee proposal, which will be brought forward for consideration by the full City Council on March 27, 2012. Fees and charges are typically adopted by City Council early in the budget process to allow adequate time for citizens and businesses to plan ahead for increases.

**DEPARTMENT:** Building Safety

**SERVICE NAME:** Commercial Permits

**SERVICE DESCRIPTION:** This fee includes all building trade permit fees for commercial permits. This includes new construction, renovations, additions, and the "stand alone" permits for single trade permits. This fee has not been increased in three years.

<b>Current Fee:</b>	\$0 - \$5,000	\$75	\$5,001 - \$10,000	\$150
	\$10,001 - \$15,000	\$300	\$15,001 - \$25,000	\$500
	\$25,001 - \$50,000	\$700	\$50,001 - \$75,000	\$900
	\$75,001 - \$100,000	\$1,200	\$100,001 - \$150,000	\$1,600
	\$150,001 - \$200,000	\$2,200	\$200,001 - \$275,000	\$2,800
	\$275,001 - \$350,000	\$3,150	\$350,001 - \$425,000	\$3,500
	\$425,001 - \$500,000	\$4,250	\$500,001 - \$625,000	\$5,000
	\$625,001 - \$750,000	\$6,000	\$750,001 - \$875,000	\$7,000
	\$875,001 - \$1,000,000	\$8,000	>\$1,000,000 add .15% (.0015) to amount over	
<b>Proposed Fee:</b>	\$0 - \$5,000	\$75	\$5,001 - \$7,500	\$100
	\$7,501 - \$10,000	\$150	\$10,001 - \$15,000	\$325
	\$15,001 - \$25,000	\$500	\$25,001 - \$50,000	\$800
	\$50,001 - \$75,000	\$1,000	\$75,001 - \$100,000	\$1,500
	\$100,001 - \$150,000	\$1,800	\$150,001 - \$200,000	\$2,400
	\$200,001 - \$275,000	\$3,100	\$275,001 - \$350,000	\$3,400
	\$350,001 - \$425,000	\$4,000	\$425,001 - \$500,000	\$4,500
	\$500,001 - \$625,000	\$5,400	\$625,001 - \$750,000	\$6,500
	\$750,001 - \$875,000	\$7,500	\$875,001 - \$1,000,000	\$10,000
>\$1,000,000 add .15% (.0015) to amount over in \$500,000 increments				
Industrial Manufacturing Equipment			.075% of equipment cost when attached to building	
			This cost will not be included in construction cost	

**Additional Revenue from Fee Change:** \$100,000

**DEPARTMENT:** Building Safety

**SERVICE NAME:** Single Family Construction Permits

**SERVICE DESCRIPTION:** This fee includes application processing, plan review, and all inspections. This fee has not been increased in three years. No homes constructed less than 1,000 sq ft in past year. The inclusive cost for all services when constructing a single family home, major renovations, or additions, has increased over the years for all expenses associated with these projects.

<b>Current Fee:</b>	up to 1000 Sq ft	\$300
	1,001 - 1,500 sq ft	\$450
	>1501 sq ft	\$450 plus \$.30 per sq. ft. over 1,500 sq. ft.

<b>Proposed Fee:</b>	Up to 1,500 sq ft	\$475
	>1501 sq ft	\$475 plus \$.30 per sq. ft. over 1,500 sq. ft.
	Renovations or additions <1,000 Sq ft.	\$300

**Additional Revenue from Fee Change:** \$7,500

**DEPARTMENT:** Building Safety

**SERVICE NAME:** Other Fees: Foster Home Inspections & Journeyman Certification

**SERVICE DESCRIPTION:** Foster Home Inspections - The State mandates inspections for single family homes when housing a foster child. There are approximately 100 of these inspections done annually. The inspection requires an average total time (travel & inspection) of 30 minutes. No supplies needed since the State furnishes the forms. This increase will cover cost increases in application processing and tracking.

Journeyman Certification - Ordinance requires one licensed journeyman per two helpers in electrical trade. This is the renewal fee for those who have maintained the required continuing education as a journeyman. Three year certification with increase in cost associated with issuing a new picture ID.

**Foster Home Inspection:**

**Current Fee:** \$20

**Proposed Fee:** \$25

**Additional Revenue from Fee Change:** \$500

**Journeyman Certification:**

**Current Fee:** \$25

**Proposed Fee:** \$30

**Additional Revenue from Fee Change:** \$500

**DEPARTMENT:** Planning

**SERVICE NAME:** Appeal Fee Planning & Zoning Decision for a Level II Project in the CBD

**SERVICE DESCRIPTION:** Fee for applicants who appeal Level II project denials at Planning and Zoning Commission to City Council for a public hearing. New requirements establish CBD projects and Level II approvals at the P&Z Commission may be appealed to the City Council. These are generally substantially large projects and an appeal requires a substantial level of staff research and required advertising, and the proposed fee reflects the staff time required for processing the appeal.

**Current Fee:** None

**Proposed Fee:** \$150 per application

**Additional Revenue from Fee Change:** \$300

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Home Occupation Permit Fee

**SERVICE DESCRIPTION:** This is a one-time fee paid at the time the resident applies to establish a business in their home. Fees for this permit review have not increased for several years. The increase of the fee to \$75 is comparable to charges in other municipalities in North Carolina for this type of review; and better reflects the amount of staff time spent on reviewing applications of this type.

**Current Fee:** \$50

**Proposed Fee:** \$75

**Additional Revenue from Fee Change:** \$2,500

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Site Plan Review Application Fee

**SERVICE DESCRIPTION:** The proposed fee increases relate to Temporary Use Permits, to Amendments to Level I, Level II and Level III projects, to the Flexible Development Standards, and for Alternative Compliance project review.

A. Temporary Use Permit fee is proposed to be tiered to reflect the added staff time required for review of larger applications, but is pending Council consideration in January. B. A new Amendment fee is added for Level I, II, and III projects reflecting the substantial amount of staff review time required for most of such requests. E. The fee increase for the Flexible Development Standards reflects the longer than anticipated time required for staff review of these requests which are often fairly complicated. F. After several years experience with Alternative Compliance requests, the staff experience is that they have been substantially more complicated to review than originally anticipated. The proposed fee increase reflects that level of complexity and the popularity of this option.

See fee proposals on next page. \* All fees are subject to an additional 4% Technology Fee

**Additional Revenue from Fee Changs:** \$9,450

A. Small Permit Review:		
a. Occupancy Permits		\$25.00 *
b. < 500 square feet		\$25.00 *
c. Temporary Use Permits		\$25.00 *
B. Level I Site Plan Review:		
a. 500-1500 square feet		\$100.00 *
b. > 1,500 - 34,999 square feet		\$200.00 *
c. Use Change to higher impact		\$200.00 *
d. Cellular collocations		\$200.00 *
e. Resubmittals / Revisions:		\$50.00 * on third resubmittal
C. Level II Site Plan Review:		
a. Residential: 20 - 50 units		\$450.00 *
b. Non residential uses in Residential Districts		\$450.00 *
c. Commercial: 35,000 - 100,000 sq ft		\$550.00 *
d. Industrial > 100,000 sqft or > 15 acres		\$550.00 *
e. Addition that are 25% > existing gfa		\$550.00 *
D. Level III Site Plan Review:		
a. Residential: > 50 units		\$550.00 *
b. Subdivision > 50 lots		\$550.00 *
c. Commercial: >100,000 sqft		\$1,250.00 *
d. Commercial: Mixed Use >45,000 sqft (CBD)		\$1,250.00 *
e. Final TRC Review Fee		\$100.00 *
E. Flexible Development Standards:		\$50.00/ request *
F. Alternative Compliance Application:		
a. Level I Projects:		\$50.00*
b. Level II Projects:		\$100.00*
A. Small Permit Review:		
<b>Change Temporary use fees to tiered based on attendance**</b>		
c. Temporary Use Permits		
< 100 attending		\$25.00*
100 to 1000 attending		\$100.00*
> 1000 attending		\$350.00*
B. Level I Site Plan Review:		
<b>Add: f: Amendment</b>		
f. Amendment	500-1500 square feet	\$45.00*
	1500-34,999 square feet	\$75.00*
C. Level II Site Plan Review:		
<b>Add: f: Amendment</b>		
f. Amendment		\$100.00*
D. Level III Site Plan Review:		
<b>Add: f: Amendment</b>		
f. Amendment		\$150.00*
<b>Increase fee</b>		
E. Flexible Development Standards		\$75.00* per request
F. Alternative Compliance Application:		
<b>Increase Fee</b>		
a. Level I Projects:		\$100.00*
b. Level II Projects:		\$200.00*

**DEPARTMENT:** Planning

**SERVICE NAME:** Sign Permit Fees

**SERVICE DESCRIPTION:** These fees are charged to cover the review of city sign permit applications that are comprised of a zoning permit, building permit and electrical permit. Each sign permit application involves a site visit and review of sign plans specifications to ensure compliance with the City's Sign Ordinance. A. Basic Sign Fee: Many sign applications have become increasingly complex and individually require more time for review than in years past. The proposed fee increase reflects that added time requirement for review and approval. D. A-Frame Signs: The proposed increase reflects greater than anticipated staff time required for inspections, while adding the options for a sign on each street frontage is customer service related. G. Final Inspection: As part of the new Development Services Center initiative a final inspection is required on all permits issued by the City in order to close out a project and issue a certificate of completion. The "final inspection" fee recoups the cost of gas and maintenance on City vehicles traveling to and from the site; and the actual time spent by staff inspecting and measuring the sign for compliance once the sign has been installed. H. Amendment fee: The proposed increase in the amendment fee reflects the increasing complexity and scope of amendments being submitted and reviewed by the staff.

**Current Fees:**

A. Sign Fees -	\$1.50 per sqft with \$50.00 minimum *
B. Sign Refacing / Replacement Panel (all sizes) *	\$50.00 flat fee *
C. Temporary Sign, including inflatable balloons	\$25.00 / sign *
D. "A" Frame Sign	\$25.00 annually *
E. Reinspection Fee	\$25.00 for each inspection *
F. Late Payment Charge (A/R accounts)	Twice the normal fee charged *
G. Final Inspection Fee (attached or freestanding)	
a. 0 - 75 square feet	\$45.00 *
b. > 76 square feet	\$75.00 *
H. Sign Permit Amendment	\$45.00 *

The above fees do not include electrical permit fees or building safety fees which shall be in addition to the above.

\* All fees are subject to an additional 4% Technology Fee

**Proposed Fee:**

A. Sign Fees	\$2.00 per sqft with \$50.00 minimum *
D. "A" Frame Sign - per sign, one allowed per street	\$50.00 annually * per sign
G. Final Inspection Fee (attached or freestanding)	
a. 0 - 75 square feet	\$50.00 *
b. > 76 square feet	No change
H. Sign Permit Amendment	\$50.00 *

**Additional Revenue from Fee Change:** \$16,450

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Signage Plan Review (Sign Package)

**SERVICE DESCRIPTION:** Review of a site specific sign package plan by City Council for certain development projects wishing to create signage that is outside the scope and review of the Sign Administrator. The sign package is reviewed by Planning Department staff who then prepare a detailed staff report of the proposal and present it at a public hearing before the City Council. The proposed change reflects more realistically the amount of staff time required for progressively larger sign packages. The tiering allows customers with smaller signs in their package a substantially lower fee.

**Current Fee:** \$350

<b>Proposed Fee:</b>	a. 1-5 signs	\$350
	b. 5-15 signs	\$550
	c. >15 signs	\$750

**Additional Revenue from Fee Change:** \$600

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Pushcart, Outdoor Dining, Outdoor Merchant Permits

**SERVICE DESCRIPTION:** These fees are for the permit costs associated with the listed activities. A. The Pushcarts change reflects a slight increase for applications, as staff has observed that these applications require more time to process than originally anticipated; but also a decrease in the renewal fee, as there is less staff time required for these than originally anticipated. B. The fees for Merchandise Sales renewals only are increased, reflecting observed additional staff time required for review. C. The Outdoor Dining Encroachment application fees are proposed to be increased reflecting that these often require more complex review than previously anticipated. The renewal fees are proposed for a substantial increase, although because these fees are more in the nature of a land "lease" it may be worthwhile to consider charging them through the Economic Development Department. The increases reflect the very inexpensive annual charge for a very popular seasonal use of what would otherwise be very expensive land in the city center. \* All fees are subject to an additional 4% Technology Fee

<b>Current Fees:</b>		<b>Application</b>	<b>Renewal</b>	<b>Relocation</b>
A. Pushcarts		\$125.00*	\$125.00*	\$75.00*
B. Outdoor Dining/Merchandise Permit	(< 30sf)	\$175.00*	\$25.00*	
C. Outdoor Merchandise				
a. Encroachment fee	31-50 sf	\$250.00*	\$50.00*	
	51-100sf	\$350.00*	\$75.00*	
	101-200sf	\$500.00*	\$100.00*	
	201-500sf	\$1,000.00*	\$200.00*	
	501+ sf	\$2,000.00*	\$400.00*	
<b>Proposed Fees:</b>				
A. Pushcarts		\$150.00*	\$100.00*	No change
B. Merchandise Sales Permit	(<30sf)	No change	\$50.00*	
C. Outdoor Dining Encroachment Fee:				
	31-50 sf	\$350.00*	\$200.00*	
	51-100sf	\$500.00*	\$300.00*	
	101-200sf	\$700.00*	\$400.00*	
	201-500sf	\$1,250.00*	\$600.00*	
	501+ sf	No change	\$800.00*	
<b>Add b. Encroachment Agreement Fee</b>				
b. Encroachment Agreement Fee (Public Works Fee)		\$200.00*		

**Additional Revenue from Fee Changes:** \$5,700

**DEPARTMENT:** Planning

**SERVICE NAME:** Subdivision and Recombination Review Applications

**SERVICE DESCRIPTION:** Provide financial and lending institutions with supporting documentation that determines whether an existing development is in compliance with the City's UDO. Staff review includes: review of an as-built site plan with UDO design standard requirements, review of Board of Adjustment and other project files, and previous zoning ordinances. B. Major Subdivision fees are changed in how they are calculated and tiered. A higher basic fee is established to reflect the substantial time required for complex technical reviews and coordination, and that all major subdivisions now must be approved by the Planning and Zoning Commission. D. The Subdivision Modification fee is increased to reflect the increasing complexity of reviews due to more complex technical requirements. E. The new Amendment tiered fee is proposed to reflect the substantial time required for staff evaluation of amendment requests.

**Current Fee:**

A. Minor:	\$50.00 plus \$10.00/lot*
B. Major:	\$150.00 plus \$25.00/lot*
C. Recombination Plat:	\$50.00*
D. Subdivision Modification:	\$150.00*

**Proposed Fees:**

**Change and tier major subdivision review fee**

B. Major	
a. Up to 50 lots	\$750.00*
b. Over 50 lots (P&Z Review)	\$1,250.00*

**Increase subdivision modification fee**

D. Subdivision Modification:	\$200.00*
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**Add new category for subdivision amendments**

E. Amendments	
a. Limited Subdivision Amendment:	\$150.00*
b. Substantial Subdivision Amendment:	1/2 original fee

**Additional Revenue from Fee Change:** \$6,750

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Rezoning & Conditional Zoning Application Fee

**SERVICE DESCRIPTION:** Revenue derived from filing fees received for rezoning and conditional zoning requests. As with other reviews, staff has found that the level and complexity of research for these applications has increased in recent years.

**Current Fee:**

A. Rezoning

a. 1 lot < 1 acre	\$350.00*
b. 1-4 lots or 1-3 acres	\$450.00*
c. 4-9 lots	\$550.00*
d. 10-25 acres	\$750.00*
e. 25+ acres	\$950.00

B. Conditional Zoning

a. 1 lot < 1 acre	\$350.00*
b. 1-4 lots or 1-3 acres	\$450.00*
c. 4-9 lots	\$550.00*
d. 10-25 acres	\$750.00*
e. 25+ acres	\$950.00

C. Resubmittal Fee \$100.00\*

**Proposed Fees: Add Conditional Zoning Amendment Fee**

B. Conditional Zoning

f. Amendment Fee:

Limited Amendment:	\$150.00*
Substantial Amendment:	1/2 original fee

**Additional Revenue from Fee Change:** \$675

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** Conditional Use Permit Application Fee

**SERVICE DESCRIPTION:** Revenue derived from filing fees received for rezoning and conditional zoning requests. C. The "All Others" fee increase reflects the increased complexity of proposals being submitted. E. The new Amendment fees related to the higher than expected amount of staff time needed for reviews of amendments. Note: The associated conditional use permit charges for Level III site plan review are covered under site plan review fees.

**Current Fee:**

A. Cell Towers	\$4,050.00*
B. Adult Uses	\$650.00*
C. All Others	\$350.00*
D. Resubmittal Fee	\$100.00*, **

**Proposed Fees:**

**Increase fee for "all other" uses**

C. All Others	\$500.00*
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**Rename "Resubmittal Fee"**

D. Final TRC Review Fee	\$100.00*
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**Add Amendment Fee**

E. Amendment Fee	
Limited Amendment:	\$150.00*
Substantial Amendment:	1/2 original fee

**Additional Revenue from Fee Change:** \$675

\* All fees are subject to an additional 4% Technology Fee

\*\* All Conditional Zoning applications are required to have a final TRC review following an approval by City Council (see resubmittal fee)

**DEPARTMENT:** Planning

**SERVICE NAME:** Research Application - Verification of Legal Nonconforming Use, Lot or Structure

**SERVICE DESCRIPTION:** Provide written documentation to determine "legal" non-conforming land uses, structures and lots. This service requires thorough research of historical records including: permit history, property deeds and plats, zoning maps, utility records, city license records and evaluation of any other legal documents provided by the applicant. Staff has found that the type of research required for these requests has become increasingly complicated.

**Current Fee:**

A. Verification of an existing lot or structure	\$50.00*	per application
B. Verification of existing land use	\$100.00*	per application

**Proposed Fee:**

A. Verification of an existing lot or structure	\$100.00*	per application
B. Verification of existing land use	\$200.00*	per application

**Additional Revenue from Fee Change:** \$2,000

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Planning

**SERVICE NAME:** HRC Major Work Application Fee & Local Landmark Application Fee

**SERVICE DESCRIPTION:** Major Work Application Fee - Revenue from review of a Certificate of Appropriateness. New construction projects are usually larger and more costly and the introduction of new designs and materials into the historic district requires more complex analysis and thus is more time consuming. The HRC now requires a preliminary review for all new construction projects, which also adds to the processing time and the new fee reflects that time and staff research.

Local Landmark Application Fee - Revenue from review of a Certificate of Appropriateness. Local Landmark applications, although infrequent, entail a substantial amount of staff time. The proposed fees are related to the amount of time required for staff research and review.

Major Work Application Fee:

<b>Current Fee:</b>	Non-Commercial projects	\$50.00*
	Commercial projects	\$75.00*

<b>Proposed Fee:</b>	<b>Increase major work application fee</b>	
	Non-Commercial projects	\$75.00*
	Commercial projects	\$100.00*

Local Landmark Application Fee:

**Current Fee:** No current fee

**Proposed Fee:**

**Add new fees for Local Landmark Application**

Preliminary Review	\$50.00*
Final Review	\$100.00*

**Additional Revenue from Fee Changes:** \$825

\* All fees are subject to an additional 4% Technology Fee

**DEPARTMENT:** Development Services – Multi-Department

**SERVICE NAME:** TCO and TCC Inspection Fee

**SERVICE DESCRIPTION:** Administrative review and inspection to determine if a Temporary Certificate of Occupancy or Temporary Certificate of Compliance can be approved. Currently the site work can be incomplete but with a TCC for the site some structures can obtain a CO. It is becoming more common that sites not be fully completed before a building is requested to have a CO issued. This CO allows a revenue stream for the developer prior to completing the entire site work and project.

**Current Fee:** \$0.00

**Proposed Fee:** \$75.00 per Department without final inspection

**Additional Revenue from Fee Change:** \$3,450

**DEPARTMENT:** Development Services/Planning

**SERVICE NAME:** Planning Substantial Improvement Fee

**SERVICE DESCRIPTION:** Amendment fees are applied when changes to a project occur after a development permit has been issued. This fee covers the administrative time spent processing and distributing the plan materials and recovers staff time spent reviewing plan changes to the approved project. Minor amendments - addition or relocation of decks, ramps or other accessory structures; other site plan revisions that requires change(s) of less than 10% to a required standard (parking, setbacks, landscaping, open spaces, building footprints, etc.). Major amendments - site plan revisions requiring change(s) of more than 10% to a required standard (parking, setbacks, landscaping, open spaces, building footprint, etc.) and relocation of above ground infrastructure that results in multiple site plan adjustments.

**Current Fee:** 0

**Proposed Fee:** Level I: \$45.00 (501 sqft - 1500 sf, additions > 500 sqft  
Level I: \$75.00 (> 1500 sqft, Cellular collocations, M/F:3-19 units, Changes of t  
Level II: \$100.00, Major Revisions: ½ original review fee  
Level III: \$150.00, Major Revisions: ½ original review fee  
Conditional Zoning: \$150.00, Major Revisions: ½ original review fee  
Major Subdivision: \$150.00, Major Revisions: ½ original review fee  
Conditional Use Permit: \$150.00, Major Revisions: ½ original review fee

**Additional Revenue from Fee Change:** \$1,125

**DEPARTMENT:** Development Services/Stormwater Fund

**SERVICE NAME:** Stormwater Substantial Improvement Fee

**SERVICE DESCRIPTION:** This fee will be charged after the third resubmittal for the same plan review comments or for a substantial amendments to the originally submitted plans. Substantial improvements will be a change to the storm water calculations. This increase in fee will allow the City to cover staff time for the review of these plans.

**Current Fee:** 0

**Proposed Fee:** \$75

**Additional Revenue from Fee Change:** \$1,125

**DEPARTMENT:** Transportation/Transit Fund

**SERVICE NAME:** Road Closure Fees

**SERVICE DESCRIPTION:** This is not an increase, but a change to when the fee would apply. "Rolling closures" effect transit routes and require staff time in the same way "complete closure" do. This additional fee is needed to cover cost currently being incurred by Asheville Transit that are neither funded nor explicitly part of the transit service. This fee would only occur when a route deviation is required of an Asheville Transit route. If a road is kept open by flagging traffic, this fee would not be charged.

Current Fee: \$100 for each non-city sponsored event that want to close street that require Asheville Transit to detour and notify passengers ahead of time.

Proposed Fee: \$100 minimum fee for each non-city sponsored event or construction project requiring a detouring that cause the notification of passengers ahead of time, plus \$20 per four bus-stops not being served due to the detour.

**Additional Revenue from Change:** \$1,500

**DEPARTMENT:** Transportation/Transit Fund

**SERVICE NAME:** Passenger Fare Promotions

**SERVICE DESCRIPTION:** No increase is being requested. A limited number of tickets & passes (10 Ticket booklets, 10 Monthly passes and one (1) Annual Pass) would have the fees waved, at staff discretion, for customer service and promotional activities. The benefit of having satisfied customers and promotional opportunities outweighs the limited potential loss revenue.

Current Fee: No promotional discounts.

Proposed Fee: Staff may wave fees for promotional and customer service activities.

**Potential Revenue Loss from Change:** \$(500)

**DEPARTMENT:** Transportation/Transit Fund

**SERVICE NAME:** Expansion of Fare Free Zone

**SERVICE DESCRIPTION:** Fare Free Zone offers free rides to passengers who travel through the Central Business District; once outside of the CBD the regular fare is required. This is being recommended because three new routes (W3, W4 and N) will be using a routing that will have them traveling in and out of the Fare Free Zone, making it difficult to monitor ridership. This extension will ease driver management and passenger usage.

**Current Fee:** Currently the Fare Free Zone includes only Downtown Asheville (south of I-240, north of Hilliard, west of Charlotte St. and east of South French Broad.)

**Proposed Fee:** The proposed change would extend the western boundary to Clingman Avenue.

**Potential Revenue Loss from Change:** \$(1,182)

**DEPARTMENT:** Transportation/Parking Fund

**SERVICE NAME:** Lexington Avenue Garage Fees

**SERVICE DESCRIPTION:** This request is to establish fees at the new Lexington Avenue parking facility.

Proposed Rates:

**Hourly:** First hour free, \$1.00 per hour, or part thereof, afterward. \$10.00 Daily Maximum

**Special Event:** \$7.00 per single event, \$5.00 for multi-day events

**Monthly (Guaranteed 24 hrs per day):** 120.00 per month

**Monthly (Guaranteed 7:00AM to 7:00PM):** 100.00 per month

**Monthly (Guaranteed, dedicated taxable spaces\*):** 140.00 per month

**Monthly (Guaranteed, dedicated taxable spaces M-F 4:30 PM - 10:00 AM, Sa-Su 24/7 \*):**  
70.00 per month

**Monthly (Guaranteed, dedicated taxable spaces M-F 7:00 PM - 10:00 AM, Sa-Su 24/7 \*):**  
60.00 per month

\* Taxable spaces in accordance with the Downtown Development Agreement with McKibbin Hotel Group.

**Additional Revenue from New Fees:** 339,000

**DEPARTMENT:** Civic Center

**SERVICE NAME:** Miscellaneous Cost Recovery Fees/Concessions

**SERVICE DESCRIPTION:** A variety of small miscellaneous fees are charged to recover costs associated with certain event-related activities at the Civic Center. The proposed change would incorporate periodic cleaning and maintenance of facilities due to concessions usage under this umbrella.

Proposed Language Addition – Charge of \$0.20 per attendee for periodic cleaning and maintenance of facilities due to concessions usage

**Additional Revenue from Fee Change:** \$5,000

